



Homecroft Road, London

Offers In Excess Of £425,000



Property Summary

A spectacular one / two bedroom period conversion with PRIVATE GARDEN and beautiful GARDEN OFFICE offered to the sales market by Propertyworld. This rare gem is simply a cut above - spacious, with generous room sizes and beautifully proportioned accommodation. The stunning interior combines clever contemporary design touches with warm, comfortable living. An ideal first time buy, the property is located on one of Sydenham's most popular roads, close to Sydenham mainline station and high street - with its array of shops, amenities, cafes and restaurants. Step inside and you'll find: a beautiful reception room with high ceilings, period picture rail and attractive stripped wooden floors, and neutral decor - with bespoke recess shelving and an appealing bay window to front. The generous double bedroom includes patio doors leading to the side return and gorgeous garden, plus handmade built-in wardrobes and extensive storage. Moving through the property, you arrive next at the spacious kitchen-diner next. This room maintains the contemporary aesthetic and warm tones of the flat and includes an extensive range of wall and base shaker style units in cream, all appliances, vintage light fittings, a large dining area and large window to side with views into the side return. The remodelled and renovated bathroom is a joy - architecturally designed with underfloor heating and beautifully finished with high quality materials. The private well-maintained REAR GARDEN and GARDEN OFFICE really elevate this property to a different level. The contemporary cedarwood office, with Maxlight - triple sliding doors and bespoke fitted shelving, nestles within its natural environment and works beautifully, offering a flexible work / studio space and a spare room for visitors. The garden is a restful haven, created with love and includes mature plants, trees and shrubs. But seeing is believing so call PW on 0208 488 0011 to be the first to view.

Property Summary

- One / two bedroom flat
- Period conversion
- Ground floor
- Private garden
- Stunning garden office
- Gorgeous presentation
- Fabulous road
- Ideal first time buy
- Rare opportunity
- EPC rating is D / Council tax is B



Our Vendor Loves...

We moved here 8 years ago for the convenient location – just off Sydenham High Street (minus the noise and bustle) and under 10 minutes' walk to stations direct into the city. We've renovated to create a clean, calm Scandinavian feel, added a garden studio, and filled the garden with plants and a pond. The kitchen-diner and living room with its hidden pocket door are big assets: we've hosted many gatherings and dinner parties over the years. Our bedroom is a quiet sanctuary overlooking the ferns outside. The studio is the perfect home office, and doubles as a spare bedroom when we need it. Listening to the wildlife on winter mornings and summer evenings is a joy, and in spring the cherry tree blossom looks like pink snow! Our friendly street with generous neighbours and a strong community have made us very happy here. We'll be sad to move on.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 743 SQ FT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.